

**Village of Cold Spring
Code Update Committee
March 16, 2016**

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday at 7:03 PM at the Village Hall, 85 Main Street, Cold Spring NY

Attending were Board members: Carolyn Bachan, Nora Hart, Paul Henderson, Donald Mac Donald;
Trustee Marie Early
Member absent: Ethan Timm

NYSERDA update by Trustee M. Early – NYSERDA conference call will be Friday afternoon at 2:00 pm, the same calling number and the same passcode. Trustee M. Early noted very little would be reported since the last NYSERDA call was on March 4th and there have been no meetings since then.

Minutes:

- The minutes of February 17, 2016 were reviewed. One revision was noted. Mr. Henderson moved to approve the minutes as amended and Ms. Hart seconded the motion. The motion passed unanimously.
- The minutes of March 2, 2016 were reviewed with some revisions requested. Ms. Bachan moved to accept the minutes as amended and Mr. Henderson seconded the motion. The motion passed unanimously.

Process for the March 2016 public meeting:

This was not be discussed since Mr. Timm is working on it and he was not present.

Parking:

Trustee Early updated the following items on the parking spread sheet - one family dwelling, churches and similar places of worship and customary home occupation and customary uses.

Public parks, playgrounds and other public places – In the municipalities researched (villages, tourism, etc), there were no comments on parking in public parks; there was no zoning found for these uses.

Mr. Henderson presented the Board members with parking codes for villages similar to Cold Spring for comparison with our code.

The Board reviewed the parking for the following parks:

- Waterfront parks – there is no parking except on the streets.
- Dockside Park – the state does not allow parking within the park (except for special events and only people involved in those events can park there).
- Tots Park – lots of parking in the area.
- Mayors Park - at least 12- 15 parking spaces.
- Boat club - has parking inside but has never been regulated.
- Foundry Dock Park – very limited parking mostly for loading/unloading boats.

- West Point Foundry Park – lots of parking on-site

The members agreed to be silent for parking at public parks, play grounds and other municipal recreation uses.

Schools (Haldane Central School) –currently the parking is 1 parking space for every 12 students or 4 seats in the auditorium whichever is greater. The parking is inadequate for student parking; the side streets are used for parking by Haldane students and employees. Trustee Early will get guidance from Ted Fink regarding school parking. Paul Henderson will count the spaces at the school.

Public libraries and municipal buildings – our code currently requires one parking space for each 200 Sq. ft. of floor are but not less than 1 space for each 5 seats where provided. Mr. Henderson will count the spaces for the school and the library. There was discussion about different parking requirements for municipal buildings since they are frequently the site of public meetings.

Home occupation – Trustee Early will cross out special permit. Mr. Henderson suggested deferring home occupation parking for another time.

R-1 family units - one family will require 2 parking spaces as discussed previously.

B&B's - A discussion ensued over parking for B&B's. It was suggested to have one parking space per guest room; in addition, B&Bs in R3 will require a special permit.

Home occupations –Home occupation parking requirements will be revisited at another time.

High traffic areas – Hospitals and Sanitariums these areas were previously removed from R-1 District.

Marinas – The Board discussed possible areas for Marina's. Additional research is required.

R-3 Two family dwellings/Multi-family dwellings – Currently the Village Code calls for 2 spaces per unit. It was suggested to have 1 space for each unit of less than 1000 sq. ft. , 1.5 spaces for each unit between 1000 and 1500 sf, and 2 spaces for each unit more than 1500 sq. ft.

Membership, clubs and lodges – were removed from the R-3 Zone.

B&B's – B&B's in the R-3 Zone will be the same as discussed in the R-1 Zone – 1 space per guest room.

B-1 – All uses permitted in any residential district and will be the same as R-1 and R-3.

Retail businesses – required parking spaces for retail businesses is 1 parking space for each 1500 sq. ft. of ground floor and 1 for each 300 sq. ft. of upper floor area.

For all eating and drinking places - currently the parking is one for every 3 seats it should be calculated by sq. footage. Trustee Early will talk to Ted Fink based on the type of use not the zone.

Code 134-18(E) which required off street parking scheduled requirements was reviewed for the B-1 district.

The payment in lieu of parking was discussed; the committee felt that this should be an annual renewable fee.

Board Business:

The Board discussed meeting on March 30, 2016 and will need to find a location.

The Greenplan memo from Ted Fink dated February 29, 2016 which made recommendations on home occupations will be reviewed by the board. The memo will be discussed at the next meeting which will be tentatively on March 30, 2016.

The next meeting will be to continue with parking, look at home occupations and begin talking about overnight accommodations.

Trustee Early noted the following: The boat club has between 70 and 80 slips and there are not many parking spaces at the Boat Club but the exact amount is not known and the street parking is for about 8 or 9 spaces. The spaces outside the fence are not exclusively for the boat club.

Public comment:

Joe Meyer asked about the action plan on heavily parked streets. Trustee Early noted they will need to look at the parking by street. The first step will be a consistent maximum amount of time that one can park on the street and put up signage indicating the amount of time a car can be parked in a space. In addition, there is consideration for the same process on the streets nearby the school, and possibly making Locust Ridge a one way street.

Ms. Hart moved to adjourn the meeting and Ms. Bachan seconded the motion. The meeting adjourned at 8:57 P.M.

Respectfully submitted by

Linda Valentino

